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APR 3 1970

RECORDING FEE
PAID \$ 3.50
MRS. REAL PROPERTY MORTGAGE

BOOK 1151 PAGE 507 ORIGINAL

NAME AND ADDRESS OF MORTGAGOR(S) Guy Graham Jr. Anna Mae Graham Route 3 Box 193 Rocky Creek Road Simpsonville, S.C.		MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY ADDRESS: 46 Liberty Lane Greenville, S.C.			
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	4-1-70	\$ 5640.00	\$ 1410.37	\$ 200.00	\$ 3713.38
NUMBER OF INSTALMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALMENT DUE	AMOUNT OF FIRST INSTALMENT	AMOUNT OF OTHER INSTALMENTS	DATE FINAL INSTALMENT DUE
60	15	5-15-70	\$ 94.00	\$ 94.00	4-15-75

THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$10,000.00

THIS INDENTURE WITNESSETH that Mortgagor (all, if more than one) to secure payment of a Promissory Note of even date from Mortgagor to Universal C.I.T. Credit Company (hereafter "Mortgagee") in the above Amount of Mortgage and all future advances from Mortgagee to Mortgagor, the Maximum Outstanding at any given time not to exceed said amount stated above, hereby grants, bargains, sells, and releases to Mortgagee the following described real estate together with all improvements thereon situated in South Carolina, County of Greenville

All that certain piece, parcel or lot of land lying and being situate in Grove Township, Greenville County, State of South Carolina, on the northwest side of a plantation road and near the Old Rock Creek Colored School, and being more fully described as follows:

BEGINNING at a point in the center of plantation road, joint corner with lands now or formerly owned by Ben Sherman and Estate of J. D. Armstrong, and running thence along Sherman line S. 74-30 W. 150 feet to an iron pin; thence N. 11-45 E. 50 feet to an iron pin; thence N. 74-30-E. 150 feet to a point in center of plantation road; thence along center of said road S. 11-45 W. 50 feet to the beginning corner.

The point of beginning in the above description is 716 feet from the center of the Rock Creek Road.

TO HAVE AND TO HOLD all and singular the premises described above unto the said Mortgagee, his successors and assigns forever.

If the Mortgagor shall fully pay according to its terms the indebtedness hereby secured then this mortgage shall become null and void.

Mortgagor agrees to pay all taxes, assessments and charges against the above described premises.

Mortgagor also agrees to maintain insurance in such form and amount as may be satisfactory to the Mortgagee in Mortgagee's favor, and in default thereof Mortgagee may effect (but is not obligated) said insurance in its own name.

Any amount which Mortgagee may expend to discharge any tax, assessment, obligation, covenant or insurance premium shall be a charge against Mortgagor with interest at the highest lawful rate and shall be an additional lien on said mortgaged property, and may be enforced and collected in the same manner as the principal debt hereby secured.

All obligations of Mortgagor to Mortgagee shall become due, at the option of Mortgagee, without notice or demand, upon any default.

Mortgagor agrees in case of foreclosure of this mortgage, by suit or otherwise, to pay a reasonable attorney's fee and any court costs incurred which shall be secured by this mortgage and included in judgment of foreclosure

In Witness Whereof, we have set our hands and seals the day and year first above written

Signed, Sealed, and Delivered in the presence of

R.O. Re
(Witness)

John S. Giffen
(Witness)

Guy Graham Jr.
Guy Graham Jr. (I.S.)

Anna Mae Graham
Anna Mae Graham (I.S.)